



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2016-0234 V3

TO: Mayor and City Council Members
FROM: Ed Anzek, Director of Planning and Economic Development, ext. 2572
DATE: July 29, 2016
SUBJECT: Acceptance for Second Reading and Adoption - An Ordinance to amend to Chapter 138 of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center - Interchange district and delete the B-4 Freeway Service Business district, City of Rochester Hills, Applicant

REQUEST:

Accept for Second Reading an Ordinance to amend Chapter 138 of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center - Interchange district and delete the B-4 Freeway Service Business district, repeal inconsistent Ordinances and prescribe a penalty for violations.

BACKGROUND:

At the July 18, 2016 City Council meeting, after a recommendation from the Planning Commission, Council accepted for First Reading the attached Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances to modify uses in the REC-1 Regional Employment Center - Interchange district and delete the B-4 Freeway Service Business district. Council also accepted for First Read an Ordinance to Rezone 24 parcels surrounding the Crooks Rd. and M-59 interchange to REC-I in conjunction (please see File No. 2016-0233 V2). The amendments are as follows:

- 1. The proposed rezoning eliminates all property zoned B-4 Freeway Service Business District, as the REC-I would replace that district, and therefore all references of the B-4 district will be eliminated
2. Re-evaluation of uses permitted in the current REC-I district to ensure all existing uses will be conforming and to maximize opportunities for redevelopment, for example, allowing for uses such as pet boarding facilities, nursery schools, private indoor recreation, light manufacturing uses, vehicle repair, warehousing, etc. consistent with surrounding zoning
3. Eliminate the use table for REC districts and incorporating the districts into the existing use table
4. Reorganize the design standards for specific uses to be in alphabetical order
5. Update appropriate references to modified sections throughout the ordinance and table of contents

The amendments will implement the recommendations of the Master Land Use Plan and M-59 Corridor Study, which can be found on the City's website at http://www.rochesterhills.org/index.aspx?NID=205.

RECOMMENDATION:

Staff and the Planning Commission recommend that City Council accepts for Second Reading an Ordinance to amend Article 4 of Chapter 138 Zoning of the Code of Ordinances of the City of Rochester Hills to modify uses in the REC-I Regional Employment Center - Interchange districts, delete the B-4 Freeway Service Business District, repeal conflicting or inconsistent ordinances and prescribe a penalty for violations.

Table with 3 columns: APPROVALS, SIGNATURE, DATE. Rows include Department Review, Department Director, Mayor, and City Council Liaison.